

Ditech Financial LLC

## NOTICE OF FORECLOSURE SALE

Plaintiff,

vs.

Case No. 17-CV-225

St. Croix Co  
APR 25 2018  
Sheriff's Office

Margaret L. Smith, Townhomes of Bieneman Farm  
Homeowners Association, Inc. and GMAC  
Mortgage LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 5, 2017 in the amount of \$193,902.26 the Sheriff will sell the described premises at public auction as follows:

TIME: June 26, 2018 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

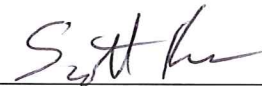
PLACE: Sheriff's Office lobby, ground floor, of the St. Croix County Government Center, 1101 Carmichael Road, Hudson, WI

DESCRIPTION: Lot 133, Townhomes of Bieneman Farm 2nd Addition, in the City of Hudson, County of St. Croix, State of Wisconsin.

PROPERTY ADDRESS: 1900 Trillium Way Hudson, WI 54016-8073

TAX ID: 236-1990-02-133

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Scott Knudson  
St. Croix County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.